

# PARK AND RECREATION IMPROVEMENT PLAN

CITY OF MIDDLETOWN, CONNECTICUT

Prepared by
ALLEN ORGANIZATION

Park and Recreation Planners
Bennington, Vermont
September, 1964

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#### INTRODUCTION

The purpose and scope of this study is to recommend a realistic plan to meet the immediate and long range recreation needs of the City of Middletown. An inventory and evaluation of areas and facilities and an analysis of population trends have been made in order to set forth present and future recreation requirements.

The last decade has seen enormous changes throughout the nation in the philosophy of recreation. Leisure time, nearly non-existent in our early history, has been increasing steadily and indications are that it will continue to do so. New techniques in science have lengthened our lives and automation gives us more and more time away from work. Many artificial means are being used to take up some of these leisure hours. This study is not concerned with these. Rather, it is centered on the kinds of recreation that provide durable satisfactions, rather than superficial entertainment, through the close relationship to basic human desires for adventure, new experience, achievement, growth of skill, association with others, beauty and other fundamental rewards.

Middletown has a fine start toward a well-rounded park and recreation system. However, due to increased leisure, the rapidly growing population and the demand for more and better facilities and services, it is necessary to project our thinking ahead and to set up new goals.

The proposals in this report are not extravagant if viewed in the light of tomorrow's needs. Although some needs are urgent,

many of the proposals may be spread over the years as required. It is hoped that this study will stimulate a vigorous and dynamic program for all the people of Middletown and thus bring them to a richer way of life through more abundant and wholesome recreation pursuits.

We wish to express our thanks and appreciation to the numerous citizens and City officials for their assistance and splendid cooperation. We especially wish to thank Mayor John S. Roth, Mr. John W. English, Superintendent of Parks, Mr. Bernard F. O'Rourke, Superintendent of Recreation, Mr. Edward B. Fillback, Superintendent of Schools and the entire Park Commission.

Stewart E. Allen

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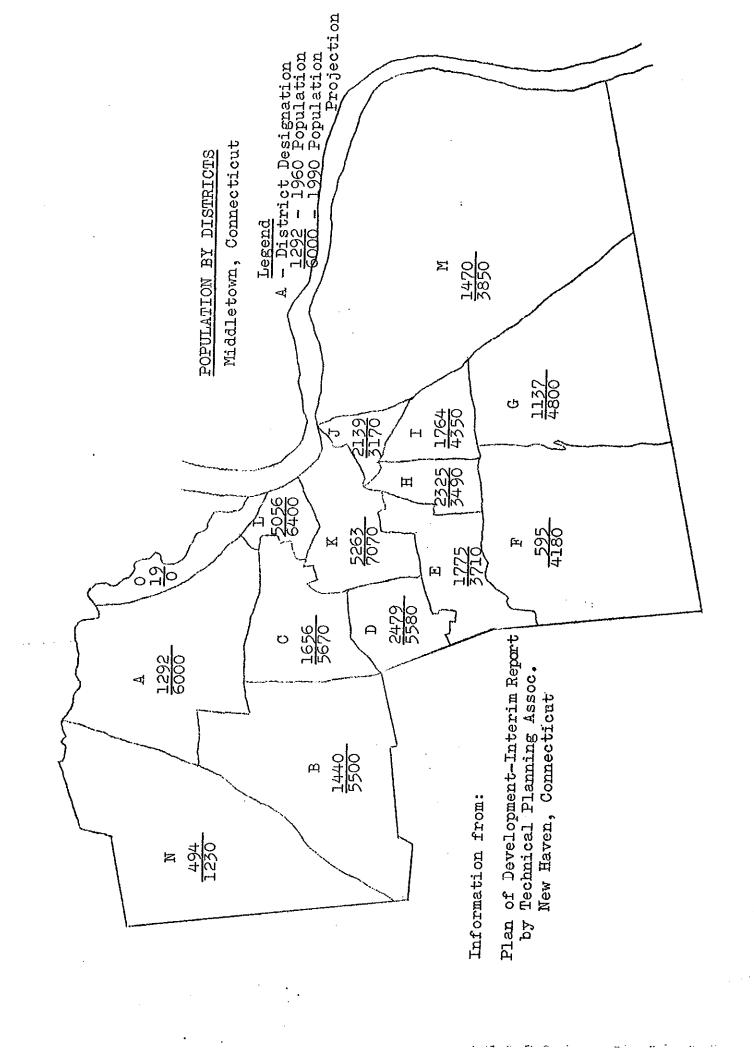
September, 1964

#### THE MIDDLETOWN COMMUNITY

The Plan of Development - Interim Report prepared by
Technical Planning Associates, New Haven, Connecticut presents
basic data on population, schools, traffic patterns, natural
features and zoning. As this report is available, considerable
data, that would normally be included in this type of study,
have been omitted to reduce text and avoid repetition.

The population of Middletown has increased steadily over the past six decades and this trend is expected to continue. The above-mentioned report estimates the population will reach 65,000 by 1990. Distribution of population, both present and future is of great concern to this study. It is even more important than total population. However, the latter provides a basis for setting up targets, especially in the field of properties. The figure of 65,000 will be used in this study. There will be no material effect on the recommended goals, if a variation, up or down, occurs. A map showing existing and projected population by districts can be found on page 2.

Memorial, Palmer Field, Pikes Ravine, Kidney Field and Hubbard Park are examples of well developed and well used areas. Many of the newer schools have reasonable amounts of land. Other resources include; Wadsworth State Park, which has facilities for swimming, picnicking and hiking; some excellent forest areas; Long River Village, which provides facilities for its inhabitants; Connecticut Wesleyan; and an extremely beautiful reservoir area.



At the present time this latter area cannot be used for park purposes because of State laws. However, this prohibition has been overuled in other states and reservoir areas are now being utilized for golf courses and many other park purposes. It is strongly recommended that efforts be made to change this law.

Middletown has a fine park and recreation organization headed by a Superintendent of Parks and a Superintendent of Recreation, both full-time positions. A fine recreation program is conducted year round with a wide variety of activities for all age groups. This program is being held back only by a deficiency of facilities.

#### AREAS AND FACILITIES

# INVENTORY AND EVALUATION

There are approximately 260 acres of public land available for recreation in the City of Middletown. This figure includes existing parks, playgrounds and public school properties. An inventory of individual areas with their present facilities is found on page 5. Acreages of school properties represent approximate open spaces and do not include land occupied by buildings, drives, parking, landscape settings, etc.

As previously stated, the estimated population is expected to increase to a total of 65,000 by 1990. On the basis of accepted standards of one acre of park and recreation land for each 100 persons, 650 acres will be required. It can be seen from the inventory total that Middletown will be deficient approximately 390 acres. The standard is minimum and is affected by such factors as distribution, character of land, special recreation interests, etc.

There is a considerable deficiency in nearly all outdoor facilities. There is only one swimming pool (although the swimming area at Wadsworth State Park is also available to Middletown citizens), and softball diamonds, baseball diamonds, field game areas, tennis courts, and picnic areas are all in insufficient numbers to accommodate even todays population. There are no golf courses at all.

Indoor facilities are generally better, with gymnasiums, auditoriums and meeting rooms available by arrangement with the

# INVENTORY OF PUBLIC RECREATION SPACES Middletown, Connecticut

	ACRES	SOFTBALL	BASEBALL	FIELD GAMES	TENNIS	SWIMMING	WADING	BASKETBALL	APPARATUS	SKATING	PICNICKING	GYM	TRACK	
Butternut Hollow	10.9													
Veternas Mem.	39.0	1				1	1	1	1	1	1			
Palmer Field	9.0		1	1										
Snow School	20.0	1		4				1	1			1		
Pikes Ravine	19.0								1	1				
Pameacha Pond	23.5						•							
Kidney Field	9.0	1	1	2			•		1					
Jr.&Sr. Hi. Sch.	17.0			2								2	1	•
Crystal Lake	32.2				į									
Hubbard Park	5.0	2												
Otis Playground	2.0	1						1	1					
Riverfront Park	5.5													
Spencor School	8.0	2							1					
Van Buren Moody Sch.	30.0				÷							1		
North End Mem. Pldg.	2.0							1	1					
Westfield Sch. Pldg.	1.0							1	ı					
Long Hill Sch. Pldg.	6.0							1	1					
Hubbard Sch. Pldg.	3.0	1						1	1					
Bielfield Scho. Pldg.	7.0	1				:		1	1					
Farm Hill Sche. Pldg.	3.0													
Eckersley Hall Sch.Pldg.	.50							1	1					
Stillman Sch. Pldg.	2.5			1	2				1				1.	
Central Sch. Pldg								3				1		
Middle High Sch. Dennison Rd. Parl	00. 0.5 ع				ļ		ļ					+		
	258.6	10	2	10	2	1	1	12	13	4	1	6	2	

Board of Education. This excellent cooperation between the Education and Park and Recreation Departments means that school facilities, built with taxpayers' money, can work <u>full</u> time for the taxpayers.

In summary, the City of Middletown has well distributed areas for recreation but it is quite deficient in acreage and in the numbers of outdoor facilities needed to provide a well rounded program of leisure time activities.

#### THE MASTER PLAN

#### Basic Concepts

Reference is made in the Specific Recommendations to various basic types of areas and facilities. To avoid unnecessary repetition, these are described in detail as follows:

#### A. AREAS

## 1. Local Open Space

An area of one-half to two acres with minimum facilities for small children. No program or supervision is provided for this type of area.

#### 2. The Neighborhood Center

Designed to provide a variety of activities to serve the neighborhood as well as the school near which it is often located, with the major emphasis on those appealing to the preschool and elementary school child. Facilities for other age groups should also be provided if size and character of area permit, such as: softball, horseshoes, multiple use area, tennis courts, family picnic area, etc. Rest rooms are essential to an area of this type.

# 3. Inter-Neighborhood Park

A type of area of sufficient size and facilities to draw people from more than one neighborhood. Contains playground facilities to serve local neighborhood needs.

# 4. Citywide Park

A type of area with specialized facilities attracting people from all sections of the City. A nature center, swimming facilities, golf course, boating facilities, etc., are typical

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examples. Also contains neighborhood park facilities.

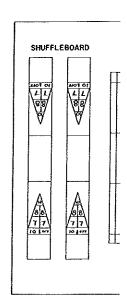
#### B. FACILITIES

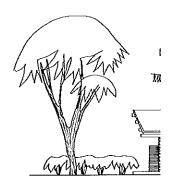
# 1. The Pre-School Area (See page 9)

Where children's playground are recommended in parks, a division is recommended between pre-school and elementary school age groups. The pre-school area contains specially designed equipment for imaginative play. In place of the conventional sand box there is a large area of sand containing a sand mound, giving more scope and opportunity to create. A 30 foot log, anchored at one end with another log beneath to serve as a fulcrum, provides an interesting and safe teeter. It can be used by a dozen children at one time. A series of tree trunks, stripped of bark and solidly embedded in the ground, form a "Climbing Forest". This is far more interesting than a conventional jungle gym. A 20 foot circle enclosed by a post and rail fence and surfaced with sawdust provides the setting for three or more plastic horses on springs that create the movement of horseback riding. A wading pool is often included in the development. These are but a few illustrations of the type of facilities recommended for the pre-school area.

# 2. The Multiple-Use Area (See page 9)

An all-weather surfaced area, preferably constructed of re-inforced concrete for game courts and other uses. A standard width of 70 feet is recommended and its length is determined by they type and number of game courts required. An area 70 feet by 150 feet will be sufficient for one volleyball, one badminton, two paddle tennis and two shuffleboard courts. By using portable





net standards, the area can be cleared for square and social dancing, roller skating, various group activities and ice skating. The latter is possible by spraying the area with water to produce a thin coating of ice. This process may be repeated each night, as long as it is below freezing, to obtain a smooth surface. The area can be used immediately after a rain and when the natural ground is too wet, as in the early spring or late fall. The cost of maintenance is negligible. Installation of lights extends its period of use. Extremely popular with both children and adults.

#### 3. The Group Picnic Shelter (See page 9)

This is a roofed-over shelter with a seating capacity of approximately 150 persons. At one end is a large grill for cooking and a serving counter. Also provided are toilets for men and women. The purpose of such a structure is to provide facilities for church, fraternal, industrial, private group, etc.

### 4. Par-Three Golf Course

The Par-3 course has been exceedingly popular throughout the country resulting in a new trend in golf course construction. Professional golfers have been lavish in their praise of these modified courses and predict that they will materially increase interest in the game. The benefits of such a course are many. A shorter playing time is required, a fact that attracts many working golfers. A crowded 18 hole Par-3 takes only 1½ to 2 hours. Golfers can play after working hours on week days and save their weekends for the regulation course. The Par-3 course offers more playing hours from dawn to about 2 hours before dark.

Many are night lighted to further extend the time. Professional golfers derive satisfaction in perfecting iron shots and in putting practice. The beginner can learn the game more quickly and not feel the embarrassment that results in poor play on a regulation course. The regulation courses will be less crowded due to many golfers preferring to play the Par-3 course. It especially appeals to women and teenage golfers. Older and less active players can enjoy a game that does not tax their strength or require great physical exertion. Many who have been forced to give up the game for reasons of health can find a new joy in playing this modified game. Schools can use the courses as part of their physical education curriculum, thus providing a physical and mental conditioner.

#### General Recommendations

There are a number of recommendations that apply to all park and recreation areas. These are:

- 1. Develop separate pre-school areas in all park and recreation areas and provide opportunities for imaginative play.
- 2. Provide clean, adequate and accessible rest rooms.
- 3. Keep all facilities in good state or repair.
- 4. Utilize wooded area for nature trails, picnic areas and day camps.

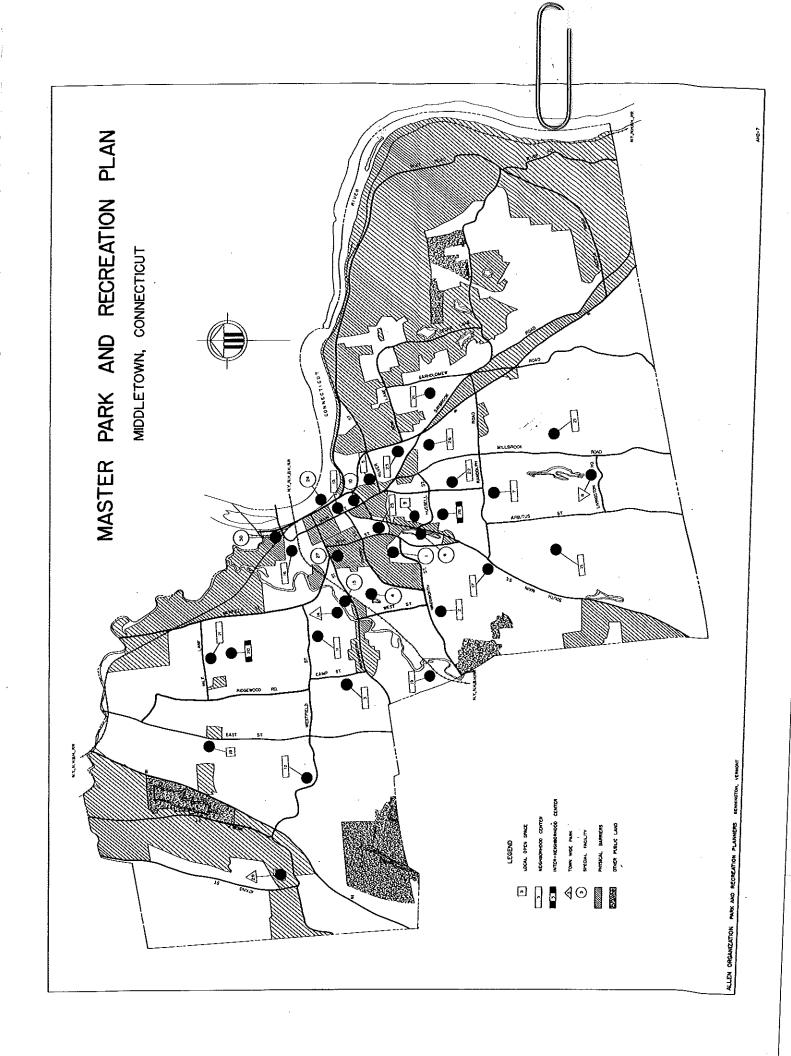
#### SPECIFIC RECOMMENDATIONS

The recommendations in this report fall under two main headings; first, those which are concerned with administration and second, those concerned with the acquisition and development of land.

#### Administrative Recommendations

- 1. Fees should be charged for the use of certain facilities such as golf courses and swimming centers because of the large operation and maintenance costs. Golf courses should return a profit.

  Swimming Centers should be close to self supporting. All monies received from revenue-producing facilities should be returned to the park and recreation budget to be used in the operation and maintenance of other facilities and the development of additional portions of the park and recreation plan.
- 2. All monies received from any future condemnation of park land should be set aside for immediate acquisition of replacement land.
- 3. Liason between the Park Commission and the Board of Education is recommended so that close cooperation can be obtained on the location and size of future school sites. (Minimum recommended sizes are: Elementary, 15 to 20 acres; Junior High, 25 to 30 acres; Senior High, 50 acres.) Indoor school facilities should be designed to meet program needs of both school and community. The added acreage of new school sites, together with the land recommended for acquisition in this report, will provide Middletown with good distribution and the acreage necessary to meet standards.



4. Amend the subdivision regulations to require the contractor to provide one and one-half acres of land for each 50 homes built or the equivalent value in cash. The decision as to whether land or cash should be accepted should rest with the Park Commission.

Recommendations for Acquisition and Development

The Master Park and Recreation Plan for the City of Middletown is shown on page 13. Hatched areas include:

- 1. Land zoned for industry and commerce.
- 2. Institutional grounds.
- 3. Cemeteries.
- 4. Railroads.

These physical barriers help to pre-determine the park and recreation needs and influence the location of areas. It is not always possible to locate all areas in relation to the physical barriers but the map does assist in raising warning signs as to the best locations for areas.

Each proposal is indicated by a key number and will be presented in consecutive order. These proposals are as follows:

# Key #1 - Pikes Ravine

19 acres. Steep ravine, heavily wooded with trail through the middle. Pond at one end. Adirondack type shelter. Some childrens apparatus. A considerable amount of work has been undertaken by the Middletown Garden Club such as the planting of additional trees and shrubs and the labeling of plant materials. This cooperation by a local group is very commendable and desirable.

#### Function

Nature Center

#### Recommendations.

Construct additional trails to open more of the area to the public and continue trail to pond.

Provide gravel over wet spots along trail.

Provide benches at intervals along the trails,

Re-lable plantmaterials (consider the possibility of this as a Boy/Girl Scout project).

Maintain childrens apparatus but without supervision by paid permonnel.

# Key #2 - Snow School

20 acres. Facilities include a little league diamond, touch football field, basketball court, pre-school area, apparatus area, large blacktop play area. School has gymnasium and auditorium. Toilets and locker rooms are available to serve the outside area. Function:

Neighborhood Center.

## Recommendations:

None. Excellent facility.

## Key #3 - Proposed Acquisition

#### Function:

Neighborhood Center.

#### Recommendations:

Acquire seven to 10 acres in the vicinity of Camp Street between Washington Street and Westfield Street.

Construct the following facilities:

- 1. Shelter building with toilets and storage areas.
- 2. Separate pre-school area and apparatus area.
- 3. Childrens softball diamond with 45 foot base paths.
- 4. A multiple use area 70 feet wide and 150 feet long.
- 5. Two regulation tennis courts with all-weather surface.
- 6. An outdoor basketball court with all-weather surface.
- 7. Two regulation softball diamonds with 60 foot base paths.
- 8. An area for informal football and soccer.
- 9. An area for free play.
- 10. Tables and benches for arts and crafts.
- 11. Four regulation horseshoe courts.
- 12. Landscaping.

## Key #4 - Butternut Hollow

and barn on the property. Pond of about one and one-half acres, spring fed. Concrete fish basins at upper end. Roadway through the property from the City yard to Butternut Street.

Function:

Special Facility

Recommendations: (See plan on page 19)

Relocate road through area.

Provide a parking area on the north end of the property with a capacity of approximately 80 cars.

Provide a second parking area on the south end, off
Butternut Street, with a capacity of approximately 30 cars.

Retain pond for limited boating, children's fishing, ice skating, model boat sailing, bait and fly casting, etc.

Construct a dock for fishing and boat rentals.

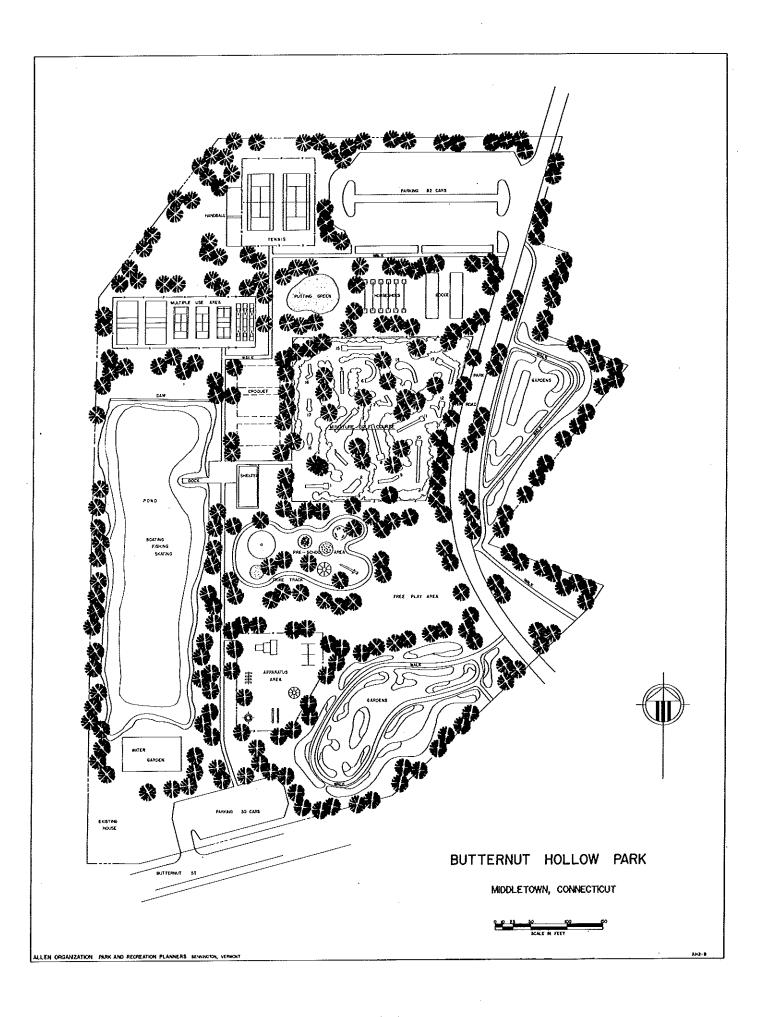
Onvert fish breeding basins into a water garden.

Construct court areas as follows:

- 1. Multiple use are 70 feet wide and 200 feet long.
- 2. Two tennis courts with all-weather surface.
- 3. A double handball court which can be used for tennis practice.

Construct two regulation boccie courts and six regulation horseshoe courts.

Construct a golf green for putting practice.
Utilize lawn area for three croquet courts.



Construct a shelter building to provide summer and winter shelter, storage space, toilets and control.

Construct an 18 hole, landscaped, miniature golf course.

Provide a pre-school area with spray pool, trike track, merry-go-round, spiral steps, climbing forest, and corral.

Provide an apparatus area for older children with conventional play equipment.

Utilize two other areas of the park by providing a small arboretum and gardens.

Landscape area to provide shade, and a park-like atmosphere.

# <u>Key #5</u> - <u>Hubbard School</u>

3 acres. Facilities include softball, basketball court, and apparatus area. No further development possible.

# Function:

Neighborhood Center.

# Recommendations:

None.

# Key #6 - Pameacha Pond

23.5 acres. All water. Surrounded by privately owned land and a portion of South Main Street. Dam needs repair. Function:

Special Facility.

#### Recommendations:

Repair dam.

Fill approximately two acres of the shallow end of the pond.

Provide parking area.

Construct pier for rental of rowboats, canoes and pedal boats, and for fishing.

Construct launching ramp for small private boats.

Construct boathouse with toilet facilities.

Stock pond with fish.

# Key #7 - Proposed Acquisition

#### Function:

Neighborhood Center

#### Recommendations:

Acquire seven to ten areas in the area bounded by
Randolph Road, Millbrook Road, Prout Hill Road and Margarite Road,
Construct the following facilities:

- 1. Shelter building with toilets and storage areas.
- 2. Separate pre-school area and apparatus area.
- 3. Children's softball diamond with 45 foot base paths.
- 4. A multiple use area 70 feet wide and 150 feet long.
- 5. Two regulation tennis courts with all-weather surface.
- 6. An outdoor basketball court with all-weather surface.
- 7. Two regulation softball diamonds with 60 foot base paths.
- 8. An area for informal football and soccer.
- 9. An area for free play.
- 10. Tables and benches for arts and crafts.
- 11. Four regulation horseshoe courts.
- 12. Landscaping.

#### Key #8 - Crystal Lake

32.23 acres. On southern end of lake. Undeveloped. Lake is presently dry. Dam washed out. If a boating access is provided and the City acquires flowage rights and turns them over to the State of Connecticut, the State will, in turn, reconstruct the dam. The City owned land is partially wooded and rolling. Function:

City-wide Park

Recommendations: (See plan on page 25)

Acquire flowage rights and negotiate with State to rebuild dam.

Construct an entrance drive from Livingston Road into the Park.

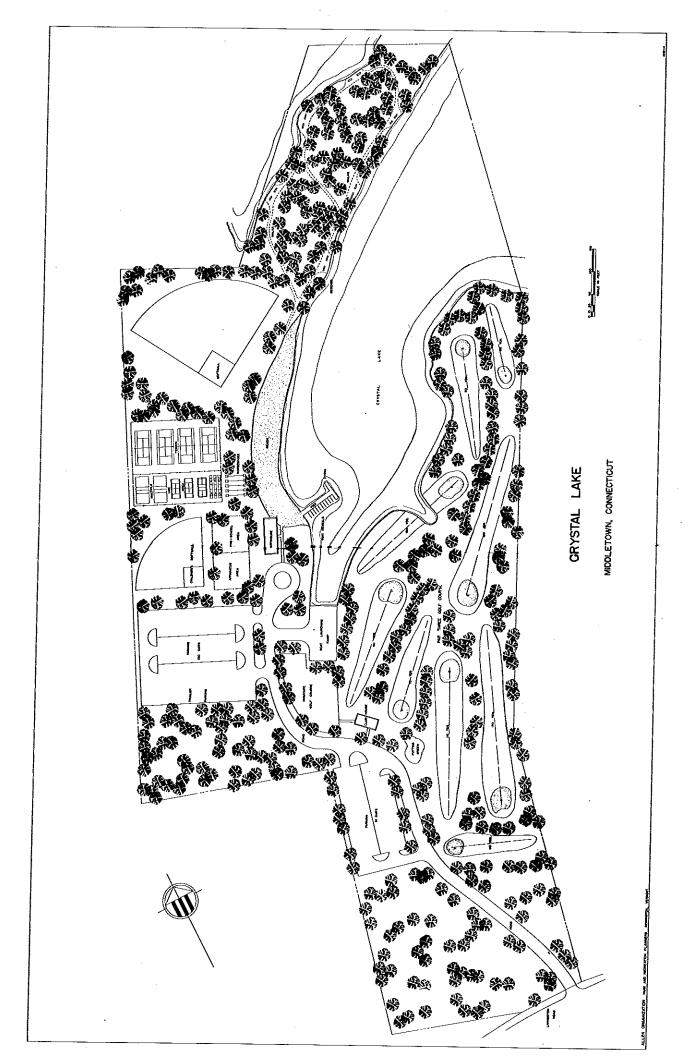
Dredge the Lake area before filling and use dredged material to fill swamp area.

Provide two parking areas; one with a capacity of 81 cars, and the other with a capacity of 100 cars with an additional bay to accommodate 25 cars with boat trailers.

Create a sand beach on the west side of the lake with adjacent bathhouse. The latter should provide public toilets.

Construct a boat launching ramp at the southern end of the lake.

Construct a T-shaped pier with a diving board on the beach side and boat rentals on the opposite side. The extension of the pier in this location will protect the beach from boats.



Provide a pre-school area, an apparatus area and a children's softball diamond with 45 foot base paths.

Construct court areas as follows:

- (1) A multiple use area 200 feet long and 70 feet wide for paddle tennis, badminton, shuffleboard, volleyball, etc.
- (2) Four regulation tennis courts with all-weather surface. Provide a battery of six horseshoe courts.

Construct a standard softball diamond.

Utilize the long neck of land for walking along the waterfront. Provide benches at frequent intervals. Tables and benches for family picnics should also be provided.

On the eastern side of the entrance road construct a nine hole Par-3 golf course with practice green and small club house. With a small amount of dredging an excellent water hole can be developed on the number 2 fairway. Also construct a miniature golf course which can also be controlled from the clubhouse.

Provide landscaping to create a park-like atmosphere and shade where necessary.

# Key #9 - Eckersley Hall School

1/2 acre. Facilities include apparatus and basketball courts.

# Function:

Local open space.

# Recommendations:

Provide pre-school area.

# Key #10 - Hubbard Park

5 acres. Facilities include two little league ball diamonds and a building with toilets and storage area. Park is developed to its fullest capability.

# Function:

Special Facility.

# Recommendations:

None.

# Key #11 - Spencer Elementary School

8 acres. Facilities include two informal softball diamonds, an excellent apparatus area (Robin Archer Playground), and an informal play area. School toilets are available for use during the summer.

# Function:

Neighborhood Center.

## Recommendations:

Provide separate pre-school area.

Utilize outfields of ball diamonds for field games.

Construct two tennis courts with all-weather surface.

Construct a basketball court with all-weather surface.

Construct a multiple use area 70 feet wide and 150 feet long.

Provide arts and crafts center.

Provide four horseshoe courts.

Landscape facilities to provide shade and a park-like setting.

#### Key #12 - Van Buren-Moody School

30 acres. No outdoor facilities. New school with gymnasium. Toilets and showers will be available, during summer months, in the school.

#### Function:

Neighborhood Center.

#### Recommendations: (See plan on page 31)

Provide a children's area on the east side of the school with the follow facilities:

- 1. An apparatus area with conventional play equipment.
- 2. A pre-school area with imaginative play apparatus.
- 3. A children's softball diamond with 45 foot base paths.

Provide a Girl's Area on the north western side of the school with the following facilities:

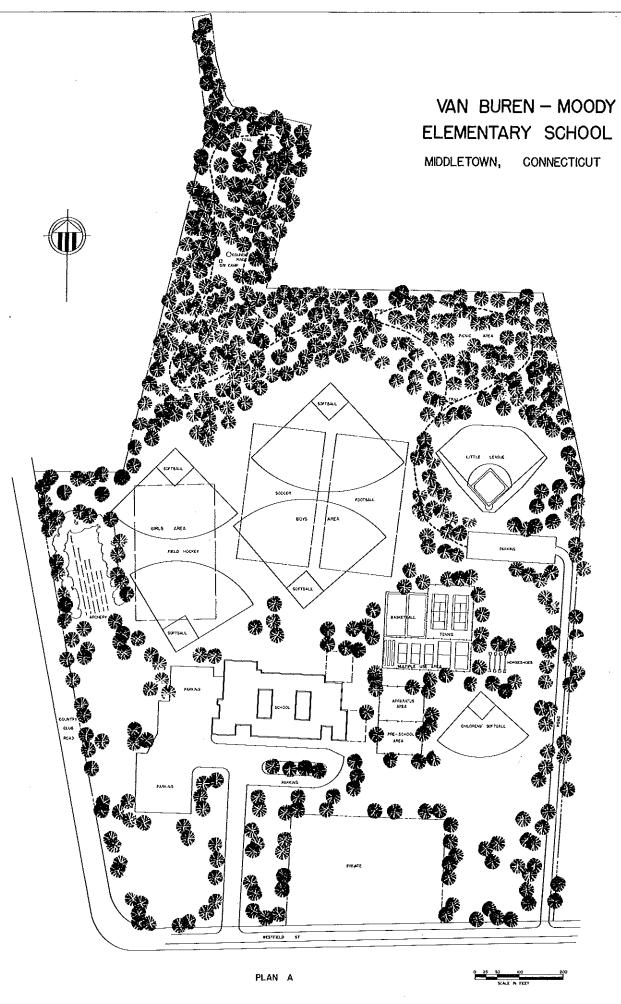
- 1. Two softball diamonds with 60 foot base paths.
- 2. An area on the outfield for field hockey.
- 3. An archery range.

Provide a Boy's Area with the following facilities:

- 1. Two regulation softball diamonds.
- 2. Two fields for soccer or football.

Construct court areas with the following facilities:

- 1. A multiple use area 70 feet wide and 200 feet long.
- 2. Two regulation tennis courts with all-weather surface.
- 3. Two basketball courts with all-weather surface.



Construct a battery of four regulation horseshoe courts.

Construct a roadway along the east side of the property leading to a parking area with a capacity of approximately 40 cars.

Provide a series of trails into the northern portion of the property.

Provide a day camp with adirondack shelter and council ring.

Provide picnic tables, benches and small grills for family picnicking.

Construct a little league baseball diamond.

Landscape the entire area.

# Key #13 - Otis Playground

2 acres. Facilities include a softball diamond, basketball court, apparatus and a building with toilets and storage area.

### Function:

Neighborhood Center.

# Recommendations:

Provide pre-school area.

### Key #14 - Veterans Memorial Park

39 acres. Facilities include softball, swimming pool and wading pool, outdoor basketball, children's apparatus, lighted ice skating area, picnic area, archery, ten lighted horseshoe courts, children's nature zoo, hard surfaced play area, band shell, two boccie courts and coasting slope. The park is bisected by Jackson Street and has the Coginchaug River as its southern boundary.

### Function:

City-wide Park.

### Recommendations:

Discontinue Jackson Street as a through street. Terminate each end in a small parking area.

Construct four tennis courts with all-weather surface.
Utilize this area for ice skating.

Increase size of hard surfaced play area to 150 feet or 200 feet to provide more game courts.

Provide additional units for family picnicking.

# Key #15 - Palmer Field

9 acres. Facilities include an excellent baseball diamond, soccer field and a toilet and storage building. On opposite side of Coginchaug River from Veterans Memorial Park. Function:

Special Facility.

### Recommendations:

Provide a practice infield.

Construct a parking area on the west side of the field.

Provide fence between field and river.

Construct a dam across river which will create a small pond. The dam will provide access to Veterans Memorial Park. The pond will be useful for children's fishing and will be appealing aesthetically.

# Key #16 - McDonough School & North End Memorial Playground

2 acres. Facilities include very informal softball diamond, basketball court and children apparatus. Also masonry storage building.

### Function:

Neighborhood Center.

# Recommendations: (See plan on page 37)

Construct basketball court with all-weather surface.

Construct boccie court 18 feet wide and 62 feet long.

Provide a pre-school area with the following facilities:

- 1. Trike track for tricycles.
- 2. Spray pool.
- 3. Sand area.
- 4. Climbing forest.
- 5. Merry-go-round.
- 6. Corral
- 7. Spiral steps.
- 8. Teeter log.

Provide an apparatus area with various types of conventional playground equipment.

Install a battery of three regulation horseshoe courts.

Construct a multiple use area 70 feet wide and 125 feet long.

Construct a double hand ball court which can also be used

for tennis practice.

Construct a control building to provide toilets, storage and shelter.

Remove black top in free play area, add topsoil, and seed for a good turf.

Provide landscaping as shown.

# Key #17 - Long Hill School

6 acres. Facilities include a basketball court and apparatus for children.

### Function:

Neighborhood Center.

### Recommendations:

Provide separate pre-school area.

Construct softball diamond with football-soccer field on outfield.

Construct multiple use area 70 feet wide and 150 feet long and basketball court with all-weather surface.

Provide arts and crafts area.

Provide four horseshoe courts.

Landscape to provide a setting for the facilities and shade where necessary.

# Key #18 - Westfield School

One acre. Small school used for overflow only. Facilities include sub-standard softball diamond, apparatus and a basket-ball court.

# Function:

Local open space.

# Recommendations:

None.

### Key #19 - Staddle Hill Playground

One acre. Privately owned. Leased to City for token amount. Facilities include sub-standard softball diamond and apparatus.

### Function:

Neighborhood Center.

## Recommendations:

Acquire this land along with approximately five acres of adjacent open land.

Provide the following facilities:

- 1. Two softball diamonds with area for field games in the outfield.
- 2. Pre-school and apparatus areas.
- 3. Two horseshoe courts.
- 4. Outdoor basketball court.
- 5. Multiple use area 70 feet by 150 feet.
- 6. Shelter building with toilets and storage.
- 7. Free play area.
- 8. Arts and crafts area.

Landscape.

# Key #20 - Proposed Junior-Senior High School

Neighborhood A (as recommended in Plan of Development - Interim Report by Technical Planning Assoc.).

### Function:

Inter-Neighborhood Park.

Recommendations: (See plan on page 43)

(Note: Since exact location of school has not yet been decided, the plan shown is hypothetical. However, all facilities shown are recommended at the new site, even though general arrangement may vary depending upon shape and topography.)

Acquire 65 to 80 acres.

Construct a Boy's Area with the following facilities:

- 1. A regulation baseball diamond.
- 2. Three regulation softball diamonds.
- 3. Two football-soccer fields.

Construct a Girl's Area with the following facilities:

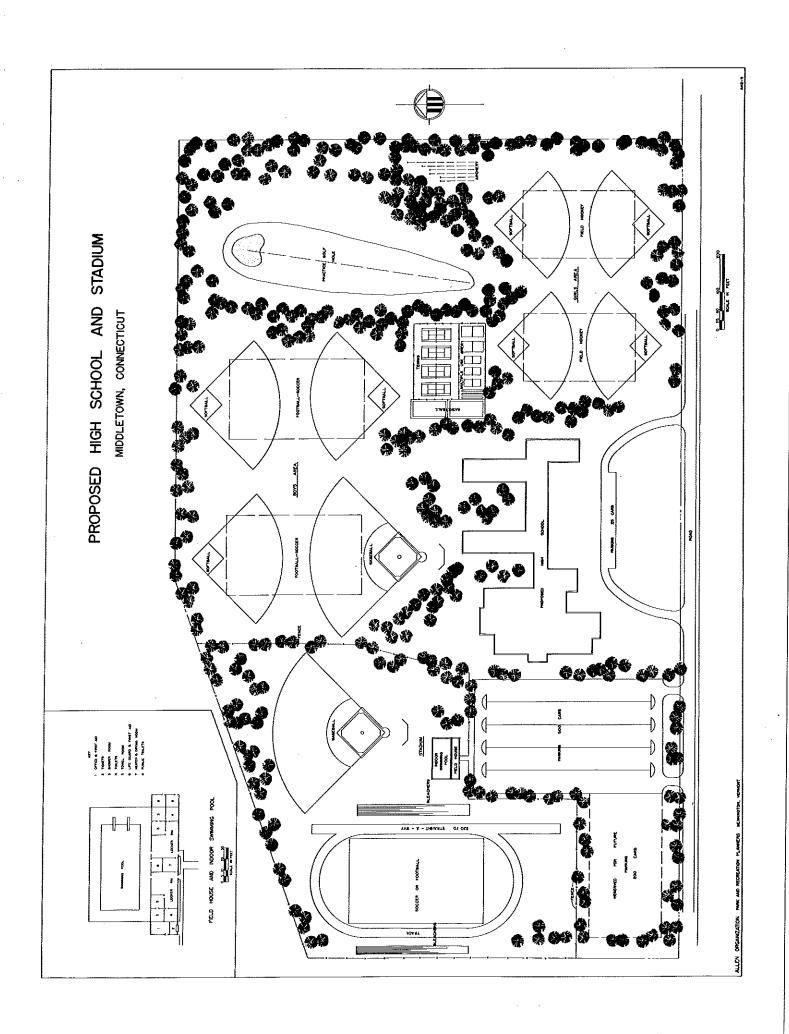
- 1. Four softball diamonds.
- 2. Two field hockey fields.
- 3. An archery range.

Construct court areas as follows:

- 1. A multiple use area 70 feet wide and 200 feet long.
- 2. Four tennis courts with all-weather surface.
- 3. Two basketball courts with all-weather surface.

Construct one golf fairway and green for golf instruction and practice.

Construct a large parking area with capacity of 500 cars to serve the gymnasium and auditorium and to also serve a stadium.



Construct a stadium with the following facilities:

- 1. A quarter-mile running track with 220 yard straighta-way and facilities for all field events.
- 2. A regulation soccer field within the oval of the track. (This can easily be converted to football, if and when desired.)
- 3. A regulation baseball diamond.
- 4. Portable bleachers on both sides of the track. These can be easily moved to the baseball diamond when required.
- 5. Build a combination field house and indoor swimming pool with the following facilities:
  - (a) Indoor swimming pool 35 feet wide and 75 feet long with depths from three to ten feet.
  - (b) Field house with locker room, toilet, shower and towel room for each team. These can be used as a bathhouse for men and women when games are not scheduled. Also included in the building are life guard and first aid room for pool, office, first aid, control, a room for drying of uniforms and equipment, and public toilets.
- 6. Completely fence stadium area.

NOTE: It is recommended that control of the stadium area only, rest with the Park Commission so that the turf can be kept in first class condition.

Provide landscaping for entire area.

# Key #21 - Four Proposed Elementary Schools

Neighborhoods A, F, G, and M. (As recommended in Plan of Development - Interim Report by Technical Planning Assoc.)

### Function:

Neighborhood Centers.

# Recommendations:

Acquire a minimum of 20 acres.

Provide pre-school and apparatus areas.

Construct two regulation softball diamonds.

Utilize outfields of ball diamonds for field games.

Construct one children's softball diamond with 45 foot base paths and batting range of 150 feet.

Construct the following court areas:

- 1. A multiple use area 70 feet wide and 150 feet long.
- 2. Two tennis courts with all-weather surface.
- 3. Two basketball courts with all-weather surface.

Provide arts and crafts center.

Provide four horseshoe courts.

Landscape all facilities to provide shade and park like setting.

# Key #22 - Farm Hill School

3 acres. School addition being built as a separate building. Gymnasium in new addition as well as toilets available during the summer. No outdoor facilities.

### Function:

Neighborhood Center.

### Recommendations:

Acquire approximately 5 acres of additional land adjoining the school.

Terrace sloping land in rear of addition to provide level land for facilities.

Provide the following facilities:

- 1. A multiple use area 70 feet wide and 150 feet long.
- 2. Two all-weather tennis courts.
- 3. An all-weather basketball court.
- 4. A children's softball diamond with 45 foot base paths.
- 5. A regulation softball diamond.
- 6. An area for informal football or soccer.
- 7. A pre-school area and an apparatus area.
- 8. Four horseshoe courts.
- 9. A swimming center with modern re-circulating swimming pool 60 feet by 100 feet, wading pool, bath-house, bathers play area and parking facilities.

### Key #23 - Dennison Road Park

3 acres. Completely undeveloped. Mostly open. Little tree cover.

### Function:

Neighborhood Center.

### Recommendations:

Construct small shelter building with toilets and storage.

Provide pre-school area and apparatus area and arts and crafts center.

Construct four regulation horseshoe courts.

Construct a multiple use area 70 feet wide and 150 feet long, two tennis courts with all-weather surface, and a basketball court with all-weather surface.

Landscape to provide shade and to beautify area.

# Key #24 - Riverfront Park

5.5 acres. A strip of land on the Connecticut River near downtown area. Walks and benches with pedestrian walkway under Acheson Drive. Launching ramp.

### Function:

Special Facility.

# Recommendations: (See plan on page 49)

Dredge out land on southeastern end of property. Construct a wall and install floating piers with slips to accomodate 48 boats.

Convert large slip, adjacent to the American Legion building, into launching ramp. Eliminate existing launching ramp.

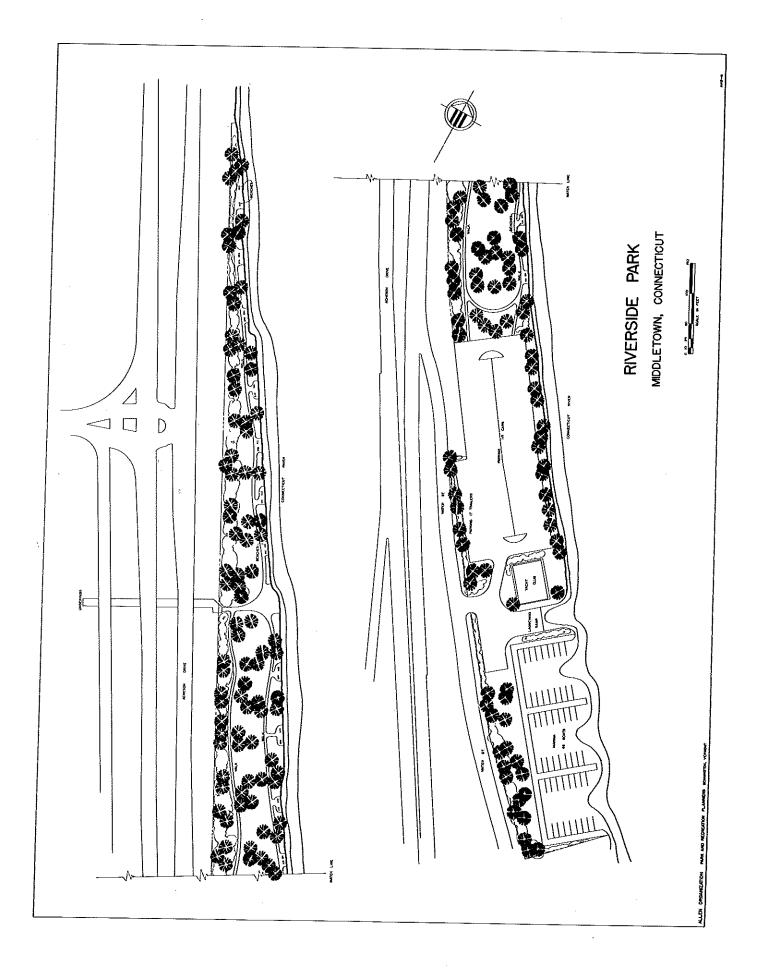
Provide a parking area to accomodate approximately 115 cars and 17 car-trailer combinations.

Refurbish American Legion building so that upper floor can be used as a Yacht Club. Lower floor can be used for summer storage (after spring floods recede).

Stablize river bank with pilings.

Construct walks throughout the balance of the property. Provide benches along the waterfront.

Landscape the entire area to provide shade and beauty.



# Key #25 - Stillman School

2.5 acres. Includes high school athletic field. Facilities include children's apparatus, football field, track and two tennis courts.

#### Function:

Neighborhood Center.

### Recommendations:

Discontinue track, remove bleachers.

Retain tennis courts.

Construct multiple use area 70 feet wide and 150 feet long.

Construct basketball court with all-weather surface.

Provide pre-school area and arts and crafts area.

Construct softball diamond with informal football-soccer in outfield.

Install four regulation horseshoe courts.

Landscape.

### Key #26 - Bielefield School

7 acres. Facilities include an informal softball diamond, basketball court, gymnasium and children's apparatus.

### Function:

Neighborhood Center.

### Recommendations:

Provide separate pre-school area.

Construct an additional softball diamond with football-soccer field on the outfield.

Construct the following court areas:

- 1. Multiple use area 70 feet wide and 150 feet long.
- 2. Two tennis courts with all-weather surface.

Provide arts and crafts area.

Construct four horseshoe courts.

Landscape to provide shade where necessary and a parklike atmosphere. Construct another parking area just off Country Club Road, with a capacity of approximately 90 cars.

Construct an 18 hole par-three golf course with practice green and small club house. Brooks running through the area will provide water hazards on the fifth and seventh fairways.

Construct a third parking area, just off the extension of Bell Street with a capacity of approximately 70 cars.

Construct a group picnic shelter on a knoll over looking the pond.

Provide access by trail to the area north of the group picnic shelter and install table and benches for family picnicking.

Utilize sloping ground in the northwestern section for limited skiing and coasting.

Provide a series of hiking trails linking together all the facilities.

Landscape where necessary.

### Key #30 - Roosevelt Field

30 acres. No facilities - access from Miller Street. Land fill dump area.

### Function

Special Facility.

#### Recommendations:

NOTE: This is a reasonably large area and could be developed extensively. However, its location and access are such that only limited development is recommended, as a supplement to North End Memorial Playground.

Construct building with toilets and storage.

Construct two regulation softball diamonds.

Provide football soccer field on the outfields.

Construct a little league diamond.

Provide limited parking.

Landscape to provide shade and beauty.

### PRIORITY SCHEDULE

The priority schedule points out the urgency of needs, regardless of capital costs. Providing well distributed facilities is a basic consideration. Acquisition and development of properties depends upon available funds from both public and private sources. It is hoped that interest in the proposals will arouse private citizens and civic organizations to contribute financially to the program.

The recommendations call for several land acquisitions. With the rapid increase in land costs, it is imperative that these be completed as soon as possible.

The order of needs is as follows: Priority #1

Acquire the following properties:

- (a) Highland Pond
- (b) Staddle Hill
- (c) High School Addition
- (d) Proposed Moighborhood Center Key #3
- (e) Proposed Maighborhood Center Key #7
- (f) Farm Hill School Addition

# Priority #2

North End Memorial Playground - Key #16
Total development.

# Priority #3

Van Buren - Moody Elementary School
Children's Area, Girl's Area, Boy's Area.

Priority #4

Pikes Ravine - Key #1

Eckersley Hall - Key #9

Otis Playground - Key #13

Washington Green - Key #27

Priority #5

Butternut Hollow - Key #4

Total development

Priority #6

Farm Hill School - Key #22

Total development

Priority #7

Spencer School - Key #11

Total development

Priority #8

Palmer Field - Key #15

Total development

Priority #9

Jr. & Sr. High Schools, Kidney Field - Key #28

Total development

Priority #10

Crystal Lake - Key #8

Total development

Priority #11

Bielefield School - Key #26

Total development

Priority #12

Long Hill School - Key #17

Total development

Priority #13

Proposed Neighborhood Center - Key #3

Total development

Priority #14

Staddle Hill Playground - Key #19

Total development

Priority #15

Proposed Neighborhood Center - Key #7

Roosevelt Field - Key #30

Total development

Priority #16

Pameacha Pond - Key #6

Total development

Priority #17

Van Buren Moody - Key #12

Finish development

Priority #18

Dennison Road - Key #23

Total development

Priority #19

Veterans Memorial Park - Key #14

Total development

Priority #20

Riverfront Park - Key #24

Total development

Priority #21

Highland Pond - Key #29

Total development

### NOTE:

It is not possible to include the four proposed elementary schools or the proposed high school in the priority schedule. These will be built in accordance with school needs. Outside facilities should be constructed at the same time as the school. The recommendations at Stillman school are also not included. These alterations can be made following the construction of the new high school athletic field and stadium.